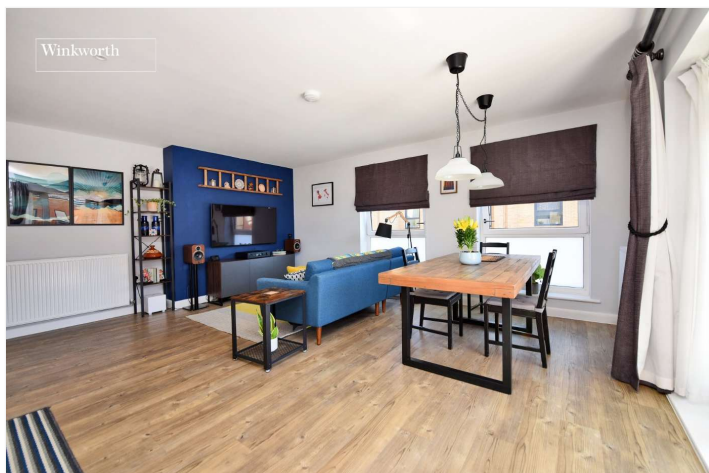




LONDON ROAD, WALLINGTON, SM6
£380,000 LEASEHOLD

A MODERN TWO-BEDROOM APARTMENT WITH PRIVATE BALCONY, UNDERGROUND PARKING, LONG LEASE AND EXCELLENT COMMUTER LINKS VIA HACKBRIDGE STATION

Winkworth

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See things differently



AT A GLANCE

- Modern Development
- Two Double Bedrooms
- Spacious Living Room with Private Balcony
- Modern Open Plan Kitchen
- Utility Room
- Contemporary Luxury Bathroom
- Underground Parking
- Long Lease Approx. 146years
- Well-Kept Grounds
- Second Floor with Lift Access
- South Westerly Aspect Apartment
- Train Links to King Cross and London Victoria

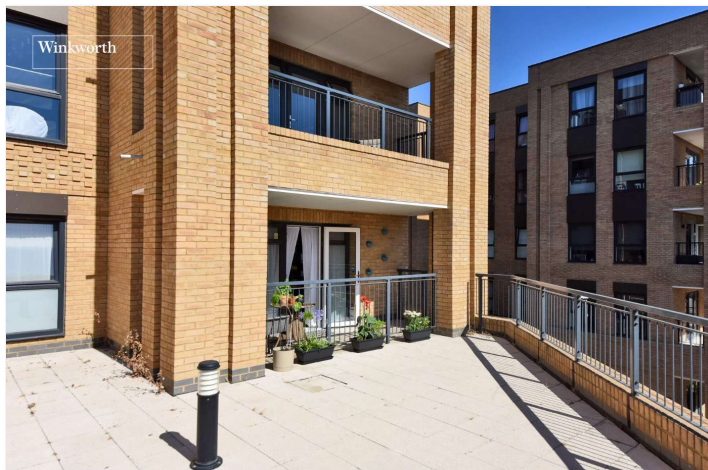
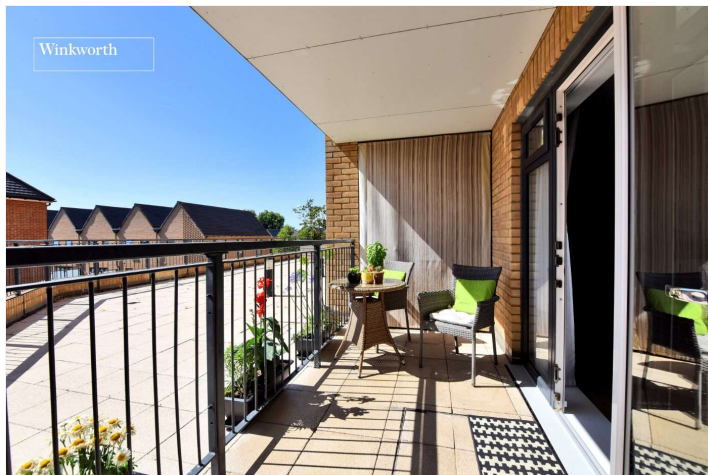
DESCRIPTION

Located within easy reach of Hackbridge train station ideal for commuters seeking fast and frequent transport links, this wonderful apartment benefits from approx. 760 sq. ft of accommodation, underground secure parking, a private balcony and is well-presented throughout.

The property is set in a development built in circa 2020 and offers a large complex of well-maintained gardens, a children's play park, and well-kept communal grounds throughout. The apartment comprises of a spacious entrance hall with a large utility cupboard, two well-proportioned double bedrooms, a luxury family bathroom and a superb open-plan kitchen diner/living room with direct access to the private balcony. The balcony offers fantastic views and lots of privacy, ideal for alfresco dining.

Further advantages include a long lease of approx. 146 years, allocated parking space, lift service and a secure entry phone system.

Locally, Hackbridge offers a range of convenient amenities, including a Sainsbury's Local, Lidl, a pharmacy and other everyday convenience stores. For a wider selection of shopping, dining and leisure facilities, both Wallington town centre and Carshalton High Street are just a short distance away, offering an extensive range of shops and amenities. Families seeking well-regarded education will have a vast choice of primary and secondary schools close by.



ACCOMMODATION

Entrance Hall

Kitchen/Living/Dining Room - 17'11" x 17' max (5.46m x 5.18m max)

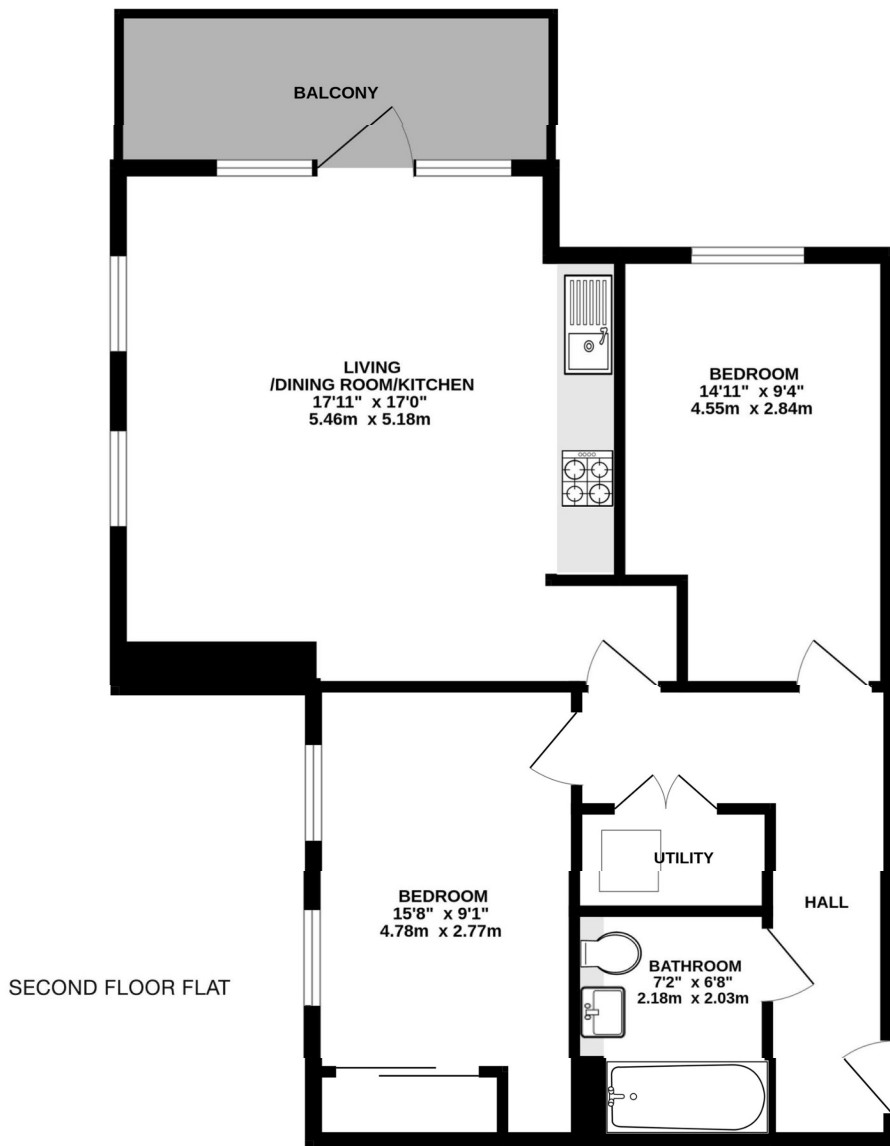
Balcony

Bedroom - 15'8" x 9'1" max (4.78m x 2.77m max)

Bedroom - 14'11" x 9'4" max (4.55m x 2.84m max)

Utility Room

Bathroom - 7'2" x 6'8" max (2.18m x 2.03m max)



Pointelle House, London Road, Wallington SM6 7FW
INTERNAL FLOOR AREA (APPROX.) 760 sq ft/ 70.6 sq m

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2026.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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